

## **Statement of Intent**

### **Earl & Tara Seals, variance petition**

#### **15100 block of Little Eagle Creek Avenue**

In 2019, Earl and Tara Seals received approval for a minor plat on a 103-acre parcel they own on the Boone-Hamilton County line. This plat encompassed an existing farm and created one building site on Hamilton-Boone County Road. They would now like to create another building site off of Little Eagle Creek Avenue for their daughter to build a single-family home. The new lot would be 3.58 acres in size.

The Seals are seeking a development standards variance to reduce the front setback from 80 feet to 20 feet from the right-of-way of Little Eagle Creek Avenue. This is in order to avoid the removal of a significant stand of mature sycamore and oak trees. Few homes along this stretch of Little Eagle Creek Avenue are setback as much as 80 feet. The existing house to the north is located approximately 10 feet from the right-of-way. So, the proposal is not out of character for the area.

The proposed building site lies within the flood fringe of Little Eagle Creek, but out of the floodway. Hamilton County and Westfield standards require structures to be built outside of the flood plain. Consequently, some fill will be required. County and City standards also require 3:1 mitigation when filling the floodplain. This will involve some excavation on the site to create three times the flood storage capacity lost to the fill placement. Lastly, a Letter of Map Revision from FEMA will officially take the site out of the flood plain.

The applicants respectively seek Board approval of the setback variance.